









David**James** 

the estate agent

Churchmoor Court, Arnold, Nottingham, NG5 8JA

£875 Per Calendar Month



## **About This Property**

Welcome to this well-presented first floor maisonette in Arnold! Offering a private ground floor entrance, stairs lead to a bright hallway and into a spacious lounge/dining room, a kitchen equipped with appliances, two well-appointed bedrooms and a contemporary four-piece suite bathroom. Outside is a charming low maintenance front garden and a garage in a block to the rear. Situated within walking distance to Arnold's fantastic amenities, this property offers both comfort and convenience in a desirable location.

**TENANCY DETAILS** 

Available From: NOW

Tenancy Term: Minimum 12 months

Furnishing: Unfurnished (with the exception of white goods and

wardrobes/drawers in the bedrooms)

EPC Rating: C Council Band: A Pets: Not permitted

- Well-presented first floor maisonette
- Two well-appointed bedrooms
- Private ground floor entrance
- Spacious lounge/dining room
- Kitchen with appliances
- Modern four-piece suite bathroom
- UPVC double glazing, gas central heating
- Low maintenance front garden
- Garage in a block to the rear
- Within walking distance to Arnold's fantastic amenities



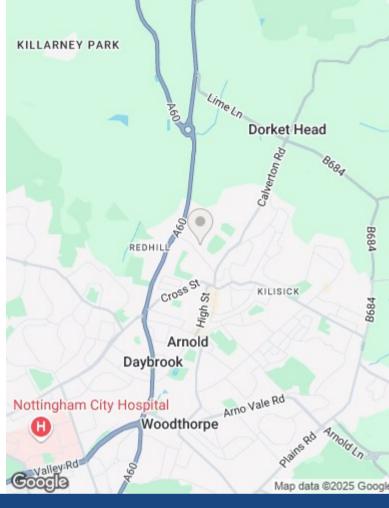








## **First Floor** Approx. 62.6 sq. metres (673.8 sq. feet) Bedroom 1 Lounge Dining Area Kitchen 🙃 Bath **Ground Floor** R'm Approx. 1.6 sq. metres (17.6 sq. feet) Hallway Bedroom 2



Total area: approx. 64.2 sq. metres (691.5 sq. feet)

These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of David James Estate Agents Ltd has any authority to make any representation whatsoever in relation to the property. All services, together with electrical fittings or fitted appliances have NOT been tested. All the measurements given in the details are approximate. Floor plans are for illustrative purposes only and are not drawn to scale. The position and size of doors, windows, appliances and other features are approximate only. The photographs of this property have been taken with a 10mm wide-angle lens. No responsibility can be accepted for any loss or expense incurred in viewing. If you have a property to sell you may wish to take advantage of our free valuation service. David James Estate Agents have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party company. David James Estate Agents receives the following commission from each third party supplier on a per referral basis: W A Barnes Ltd: £60 including VAT. All Moves UK Ltd: 18% including VAT of the invoice total (£107 including VAT average). MoveWithUs Limited: £188 including VAT (average).

## Council Tax Band: A Gedling Borough Council



David James Estate Agents
45b Plains Road, Mapperley, Nottingham, NG3 5JU
t: 0115 962 4213 e: lettings@david-james.com



